



**Beauvais Drive, Riddlesden Keighley BD20 5LQ**

*welcome to*

**Beauvais Drive, Riddlesden Keighley**

Situated in the popular village of Riddlesden, this well-presented two bedroom detached bungalow offers spacious accommodation, modern fixtures and fittings, and an enviable position backing onto the Leeds and Liverpool Canal. Ideally located close to the nearby towns of Keighley and Bingley.



Entering the property, you are welcomed into a spacious entrance hallway providing access to the main living accommodation.

The living room is generous in size, featuring a charming fireplace with a rustic mantel beam, creating an attractive focal point. The kitchen is fitted with a range of modern wall and base units, with integrated hob, oven and extractor fan, alongside space for a freestanding fridge freezer. A separate utility room provides useful additional storage, with space and plumbing for a washing machine and tumble dryer, and a door leading outside.

Both bedrooms are well-presented doubles. The principal bedroom benefits from double doors opening into a conservatory, providing a lovely additional space to relax and enjoy views of the garden. Bedroom two features built-in wardrobes, offering practical storage. The bathroom is fitted with a modern three-piece suite, including a freestanding bath.

Externally, the property benefits from a dropped kerb on street parking, alongside an enclosed garden comprising patio and decking areas, with a pergola creating the perfect spot for outdoor dining and relaxation. A useful garden room provides further versatility, while the property's enviable position backing onto the Leeds and Liverpool Canal offers easy access to scenic waterside walks, perfect for those who enjoy exploring the outdoors.

## Additional

### Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## **Beauvais Drive, Riddlesden Keighley**

- Popular Village Location
- Two Bedroom Detached Bungalow
- Modern Fitted Kitchen
- Separate Utility Room
- Conservatory

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

# £250,000



Please note the marker reflects the postcode not the actual property

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Awaiting Photograph



Property Ref:  
BNG103614 - 0003

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